099.0	0002	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,200 /	787,200
					USE VALUE:	787,200 /	787,200
					ASSESSED:	787,200 /	787,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALANI ARTHUR A & ANN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	260 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SALANI ARTHUR A & ANN -
Owner 2:	-
Street 1:	260 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7225.000	341,500		445,700	787,200
Total Card	0.166	341,500		445,700	787,200
Total Parcel	0.166	341,500		445,700	787,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.83 /Parcel: 386.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64398

GIS Ref

GIS Ref

Insp Date 10/04/18

!8016!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,500	0	7,225.	445,700	787,200		Year end	12/23/2021
2021	101	FV	341,500	0	7,225.	445,700	787,200		Year End Roll	12/10/2020
2020	101	FV	341,500	0	7,225.	445,700	787,200	787,200	Year End Roll	12/18/2019
2019	101	FV	278,900	0	7,225.	445,700	724,600	724,600	Year End Roll	1/3/2019
2018	101	FV	278,900	0	7,225.	382,100	661,000	661,000	Year End Roll	12/20/2017
2017	101	FV	278,900	0	7,225.	356,600	635,500	635,500	Year End Roll	1/3/2017
2016	101	FV	278,900	0	7,225.	305,600	584,500	584,500	Year End	1/4/2016
2015	101	FV	251,200	0	7,225.	273,800	525,000	525,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:35:05

LAST REV

Date	Time
06/05/19	14:43:52
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8016

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALANI ARTHUR A	72545-306	1	5/2/2019	Convenience	1	No	No		
SALANI ARTHUR A	72545-301	1	5/2/2019	Convenience	1	No	No		
SALANI ARTHUR A	32568-109		3/28/2001	Family		No	No		
	12215-169		5/30/1972		12,000	No	No		N

USER DEFINED

Prior Id # 1:	64398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2006	443	Wood Dec	2,500					
3/30/2005	216	Re-Roof	6,760					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Meas/Inspect	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
10/25/2005	Fieldrev-Chg	BR	B Rossignol
10/19/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7225		Sq. Ft.	Site		0	70.	0.88	4									445,728						445,700	

Total AC/HA: 0.16586 | Total SF/SM: 7225 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 445,728 | Spl Credit | Total: 445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	96964
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419506
Depreciation:	78028
Depreciated Total:	341478

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

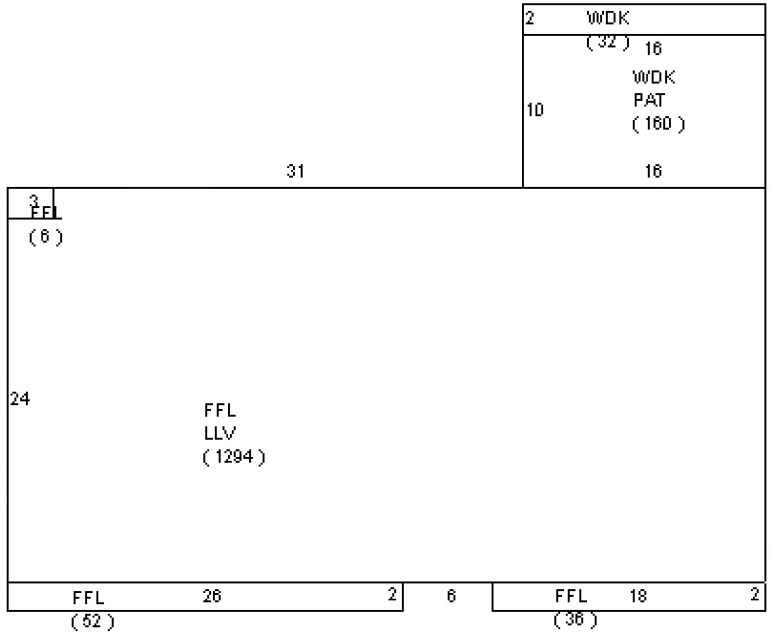
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.48
Special Features:	0	Val/Su Net:	112.56
Final Total:	341500	Val/Su SzAd	246.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,388	128.620	178,527
LLV	Lower Level	1,294	79.580	102,983
WDK	Deck	192	11.240	2,158
PAT	Patio	160	4.610	737

Net Sketched Area:	3,034		Total:		284,405
Size Ad	1388	Gross Area	3034	FinArea	2035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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